



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 GRAY Way, Rural Rocky View County T3R 1K7**

MLS® #: **A2179465**      Area: **Bearspaw\_Calg**      Listing Date: **11/15/24**      List Price: **\$5,500,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2008**

Finished Floor Area  
 Abv Sqft: **6,002**  
 Low Sqft:  
 Ttl Sqft: **6,002**

DOM

**36**  
Layout  
 Beds: **6 (6)**  
 Baths: **6.5 (6.1)**  
 Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **146,361 sqft**  
 Lot Shape:

Parking

Ttl Park: **8**  
 Garage Sz: **8**

Access:

Lot Feat: **Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private**  
 Park Feat: **Double Garage Attached, Parking Pad, RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Concrete**  
 Heating: **High Efficiency, Forced Air**  
 Sewer: **Other**  
 Ext Feat: **Garden, Lighting, Private Yard**

Construction: **Concrete, Stone, Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood, Tile**  
 Water Source: **Cistern**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Bookcases, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>29`0" x 13`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 17`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>21`0" x 18`3"</b>	<b>Office</b>	<b>Main</b>	<b>14`6" x 13`2"</b>
<b>Media Room</b>	<b>Main</b>	<b>8`8" x 4`7"</b>	<b>Exercise Room</b>	<b>Lower</b>	<b>80`0" x 40`2"</b>

<b>Bedroom - Primary</b>	<b>Main</b>	<b>24`0" x 18`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>18`2" x 14`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>19`0" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>18`5" x 18`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>18`8" x 12`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>21`2" x 12`9"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>9`6" x 5`1"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>14`0" x 5`1"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 6`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>11`0" x 6`9"</b>
<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>6`0" x 10`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>6pc Ensuite bath</b>	<b>Main</b>	<b>18`0" x 16`0"</b>	<b>Living Room</b>	<b>Lower</b>	<b>27`1" x 16`6"</b>
<b>Other</b>	<b>Lower</b>	<b>18`10" x 17`8"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0212085**

Zoning: **R-1**

Remarks

Pub Rmks: **This architectural masterpiece offers an impressive fully furnished 13,500 SF of lavish living space, including a sprawling 2,700 SF gymnasium. A grand foyer, adorned with an imperial spiral staircase, warmly welcomes your guests. High ceilings grace this abode, featuring 7 bedrooms, 6 ensuite bathrooms, 3 additional bathrooms, an exercise room, a theatre room, and a formal dining room. This custom-designed residence offers an array of luxurious amenities, meticulously crafted for your entertainment and pleasure. The interior spaces are versatile, accommodating everything from formal dinners and cocktail soirées to movie nights, fully equipped karaoke system and lively games of basketball or badminton. The main level also boasts a bright sitting area with a well-appointed bar, a games area, and a magnificent sunroom. The open gourmet kitchen comes equipped with high-end built-in appliances, satisfying even the most discerning chefs. The primary bedroom retreat is a true oasis, complete with a cozy sitting area, a balcony, a walk-in closet with custom organizers, a soothing waterfall shower, and a rejuvenating Jacuzzi tub. Outside, a multi-level deck and terrace provide covered and open spaces for outdoor entertainment, all while offering panoramic views of the rolling Calgary hills. The private backyard is enveloped by lush landscaping and towering trees. With a 5-car insulated oversized garage and ample paved parking for guests, convenience is never compromised. Ideally situated, this home is just a short 5-minute drive from Bearspaw Golf Club and only 10 minutes away from Calgary's shopping, restaurants, schools, and more. Designed with the principles of Feng Shui, this estate fosters balance and harmony between you and the natural world that surrounds it. Don't miss the opportunity to make this stunning property your own.**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage Solutions**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











